

HISTORICAL ADVISORY BOARD AGENDA REPORT

DATE: July 7, 2011

TO: HONORABLE CHAIR AND MEMBERS OF THE
HISTORICAL ADVISORY BOARD

FROM: Planner Name, Planner Title
510.747.6882
swolter@ci.alameda.ca.us

APPLICATION: **Certificate of Approval – PLN11-0098 – 2501 Monarch Street (Building 22) – The Lyle Company.** The applicant requests a Certificate of Approval and Design Review to alter a Historic Monument.

ZONING DISTRICT: M-2-G, General Industrial with a Government Overlay

GENERAL PLAN: Federal Facilities

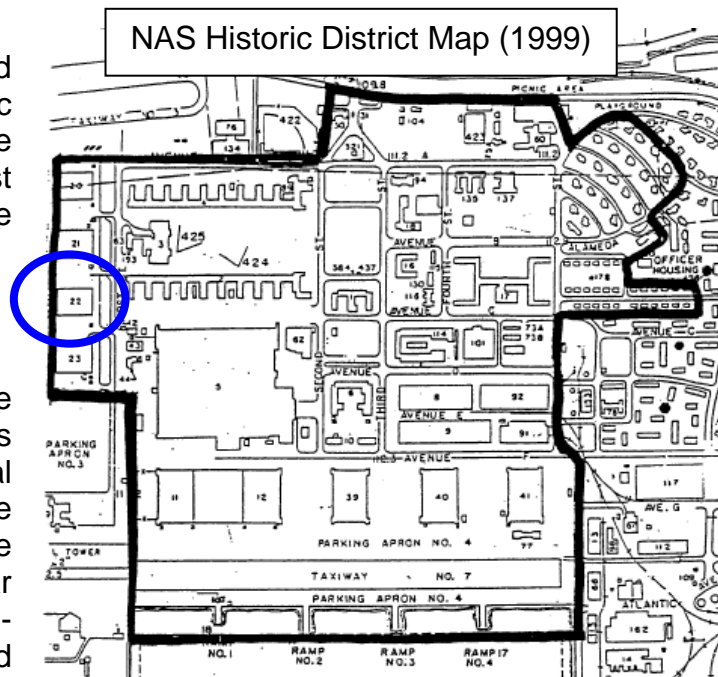
EXECUTIVE SUMMARY

The project involves the installation of two new equipment shelters outside (on north elevation) on the ground floor and expansion of the fence area at Building 22, a contributing structure in the Naval Air Station Historic District. The project also involves the addition of three panel antennas on the exterior of the building on the north and east facades. The panel antennas are 6' tall by 1' wide. Non-visible additions of this project include GPS units and Remote Reset Units (RRU's). The Navy approved the building modifications on May 17, 2011. Staff recommends approval of the project.

BACKGROUND

In 1999 the City of Alameda designated the Naval Air Station as a Historic Monument. Any alterations to the exterior of contributing structures must be reviewed and approved by the Historical Advisory Board pursuant to Alameda Municipal Code 13-21.5.b.1.

The Naval Air Station Historic District was found eligible for inclusion of the National Register of Historic Places under Criterion A for the contextual theme of the district. Specifically, for the development of US Navy bases in the San Francisco Bay Area for World War II. The period of significance is 1938-1945. In addition, the district was found



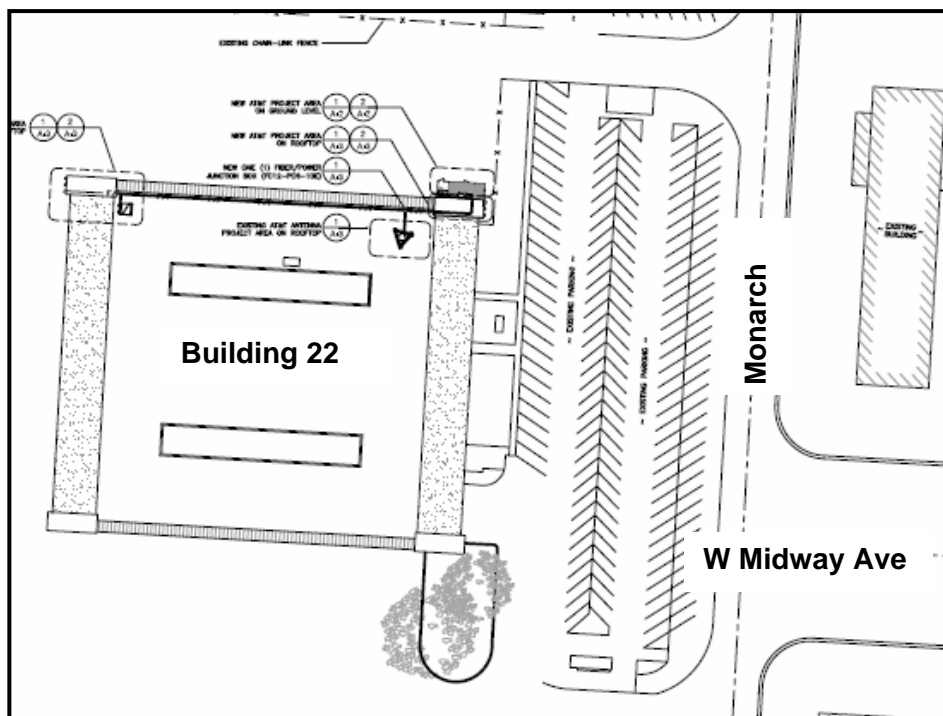
eligible for inclusion under Criterion C for the permanent, non-residential buildings of concrete in a simplified version of the early Moderne style, which featured cubistic forms and minimal detail to accentuate the forms.

Building 22 is set amongst three other landplane hangars, located on the far west side of the Naval Air Station (see circle on map above.) The landplane hangars are identical in size and appearance. Building 22, built in 1941, has a roughly square floor plan measuring 254 feet by 213 feet with a low-pitched gable roof. Both the north and south facades are almost entirely made up of sliding hangar doors. Each hangar door is comprised largely of windows, being sets of three-over-four industrial sash above a solid bottom panel with inset personnel doors. Each corner of the building has broad, rectangular corner piers with stucco and decorative horizontal bands running from pier to pier across the façade. The piers are offset from the façade and a shed roof extends from pier to pier to shelter the hangar doors. The east and west sides have two rows of three-over-four and four-over-four industrial sash windows with a combination of hopper and awning windows. Above is a set-back third story with windows, and on the roof two clerestories. At ground level are several metal and wood personnel doors, some with six-light windows and others with single-lights.

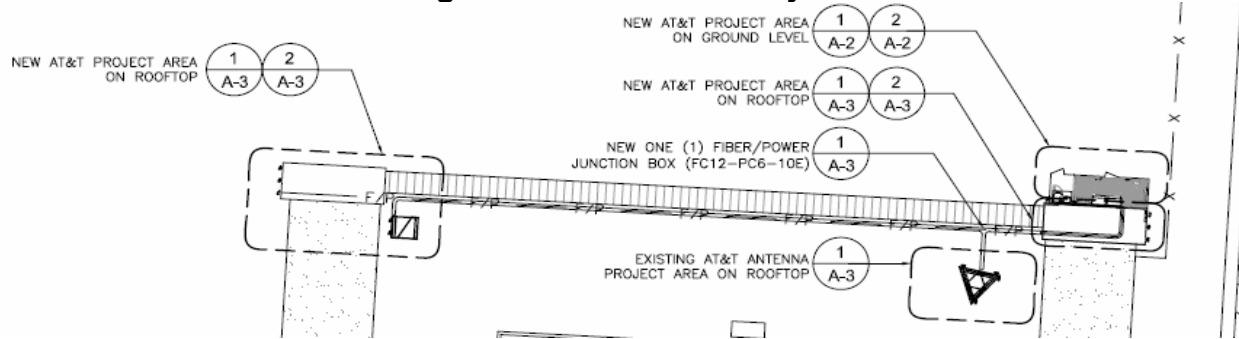
Navy staff have reviewed this project and approved it on May 17, 2011 (See Attachment 2.)

STAFF ANALYSIS

The project involves the 1) installation of panel antennas on the roof, 2) panel antennas on the exterior corner piers on the north side, and 3) expanding an existing equipment enclosure on the ground level. As shown on the Plan sets (Attachment 3), page A-2, the area of work is located on the northern side of the building.



Northern Elevation of Building 22 as seen in bird's eye view:



As seen on A-2, the existing chain link fence area would be expanded by approximately 66 square feet to accommodate new equipment shelters. The added panels would be attached to the piers as shown below.



Existing Conditions



Proposed Conditions

This presents a negligible expansion of an existing use and is does not impact the architectural integrity of Building 22 and its environment.

During the review process, staff requested that the applicant consider relocating the panels attached to the corner piers to a non-visible location. The applicant stated that the collocation to another location would make the project infeasible.

FINDINGS

Pursuant to Alameda Municipal Code 13-21.5 the Historical Advisory Board shall determine whether to issue a Certificate of Approval for repairs and alterations of a Historical Monument, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." (NPS.gov)

The Secretary of Interior Standards for Rehabilitation are as follows.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

Building 22 is currently leased long-term to the current tenant (Creative Technologies) and for miscellaneous wireless service providers that have obtained leases for roof-top areas and enclosed areas, as well as interior spaces. The existing use, once established under a Master Use Permit in 1999 and approved by the Planning Board, presents a departure from the original hanger uses. However, the building is put to reuse and as such receives regular maintenance that maintains the character defining characteristics of the building, its site and environment.

The addition of panel antennas presents a negligible impact on the exterior of the façade. The facade has many attached, existing appurtenances such as lights, speakers, exterior conduits, and also has painted signs.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

There is no removal of historic or character defining features proposed in this project.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

No conjectural features or architectural elements are proposed for this project.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

No historic features or historic uses are proposed for elimination under this project. The proposal calls for the addition of panel antennas and a chain link enclosure on the north side of the building.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

No alterations to distinctive features, finishes, and construction techniques or examples of craftsmanship are proposed in this project.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

Severe deterioration is not present on this building.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

No sandblasting is proposed for this project. The method of attachment for the panel antennas, roof-top equipment, and ground equipment will require drilling in the wall surfaces of the corner piers, as well as on the ground surface on the exterior of the structure. Should the appurtenances be removed in the future, any holes shall be patched. This condition of approval will be included in the Conditions of Approval.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

No archeological resources are expected in this area, as Building 22 is located on a man-made land-fill. No ground excavation is proposed to expand the ground-level exterior enclosure.

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

No additions for habitable space are proposed for this project. The distinguishing exterior features such as smooth stucco, detailing bands on the piers, hangar doors, etc will not be impacted by the addition of roof-top antenna equipment, or the installation of three panel antennas on the sides of the pier. The early Streamline Moderne architecture will remain intact.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The installation of panel antennas and exterior enclosure, as well as roof-top equipment, will require some drilling into the surfaces to attach the miscellaneous equipment. The attachment method (drilling and bolting) will not inhibit the future removal. The essential form and integrity of the historic property or the environment will not be irreparably impaired.

ENVIRONMENTAL REVIEW

This proposed project is Categorically Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301(l)(1) – Existing Facilities and 15331 - Historical Resource Rehabilitation.

PUBLIC NOTICE

This agenda item was advertised in the Alameda Journal on June 17, 2011. Notices were mailed on June 14, 2011 to residents and property owners within 300 feet of the project location. The Navy responded with approval of the project on May 17, 2011. Staff has not received any public comments on this project.

RECOMMENDATION

Find that this project is compliant with the Secretary of Interior Standards for Rehabilitation and that the project is Categorically Exempt from CEQA under Section 15331 – Historical Resource Rehabilitation and approve the Certificate of Approval for PLN11-0098.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:

SIMONE WOLTER
PLANNER

MARGARET KAVANAUGH-LYNCH
PLANNING SERVICES MANAGER

Attachments:

1. Draft Resolution
2. Navy Approval
3. Site Plan
4. Photo Simulations of Elevations